



RESTRICT 2006151617
13 PGS

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Draft

Zoning Case No. C14-06-0053

RESTRICTIVE COVENANT

OWNER: BRE/ESA P Portfolio TXNC Properties L.P.,
a Delaware limited partnership

ADDRESS: 4833 Spicewood Springs, Suite 100, Austin, Texas 78759

CONSIDERATION: Ten and No/100 Dollars (\$10.00) and other good and valuable consideration paid by the City of Austin to the Owner, the receipt and sufficiency of which is acknowledged.

PROPERTY: "Tract 1" shall be that certain parcel of land described on Exhibit A attached hereto.

"Tract 2" shall be that certain parcel of land described on Exhibit B attached hereto.

"Tract 3" shall be that certain parcel of land described on Exhibit C attached hereto.

Tract 1, Tract 2, and Tract 3 shall collectively be referred to as the "Property."

WHEREAS, the Owner of the property and the City of Austin have agreed that the Property should be impressed with certain covenants and restrictions;

NOW, THEREFORE, it is declared that the Owner of the Property, for the consideration, shall hold, sell and convey the Property, subject to the following covenants and restrictions impressed upon the Property by this restrictive covenant. These covenants and restrictions shall run with the land, and shall be binding on the Owner of the Property, its successors and assigns.

1. If Owner constructs a building that is equal to one hundred ninety (190) feet in height from the average finished grade on Tract 1, then any development on the Property shall comply with the following regulations:
 - (a) any building constructed on Tract 2 shall have a maximum height of no greater than forty (40) feet from the average finished grade on Tract 2; and
 - (b) any building constructed on Tract 3 shall have maximum height of no greater than sixty (60) feet from the average finished grade on Tract 3.

Restrictive covenant- Star Riverside

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#110

2. Prior to site plan approval Owner shall provide a public easement for bicycle and pedestrian access from Riverside Drive to Town Lake and along and adjacent to Town Lake for purposes of the continuation of the hike and bike trail.
3. If any person or entity shall violate or attempt to violate this agreement and covenant, it shall be lawful for the City of Austin to prosecute proceedings at law or in equity against such person or entity violating or attempting to violate such agreement or covenant, to prevent the person or entity from such actions, and to collect damages for such actions.
4. If any part of this agreement or covenant is declared invalid, by judgment or court order, the same shall in no way affect any of the other provisions of this agreement, and such remaining portion of this agreement shall remain in full effect.
5. If at any time the City of Austin fails to enforce this agreement, whether or not any violations of it are known, such failure shall not constitute a waiver or estoppel of the right to enforce it.
6. This agreement may be modified, amended, or terminated only by joint action of both (a) a majority of the members of the City Council of the City of Austin, and (b) by the owner(s) of the Property subject to the modification, amendment or termination at the time of such modification, amendment or termination.

EXECUTED this the 22 day of June, 2006.

OWNER:

BRE/ESA P Portfolio TXNC Properties, L.P.,
a Delaware limited partnership

By: BRE/ESA P Portfolio TXNC GP LLC
a Delaware limited liability company

By: [Signature]
Name: F. Joseph Rogers
Title: Asst. Secretary

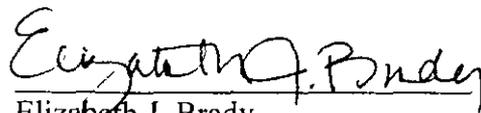
APPROVED AS TO FORM:

[Signature]
Assistant City Attorney
City of Austin

STATE OF SOUTH CAROLINA

COUNTY OF SPARTANBURG

This instrument was acknowledged before me on this the 22nd day of June, 2006 by F. Joseph Rogers, the Assistant Secretary of BRE/ESA P Portfolio TXNC GP LLC the General Partner of BRE/ESA P Portfolio TXNC Properties L.P., a Delaware limited partnership, on behalf of said limited liability company and said partnership.



Elizabeth J. Brady

Notary Public, State of South Carolina

My commission expires September 25, 2011

After recording, please return to
City of Austin
Department of Law
PO Box 1088
Austin, TX 78767
Attention: Diana Mintar, Paralegal

0.843 Acre

Zoning Description

PD06-020 (pcs)
March 8, 2006
CFE Job No. 2092.001

Exhibit A

PROPERTY DESCRIPTION

DESCRIPTION OF A 0.843-ACRE TRACT OF LAND LOCATED IN THE SANTIAGO DEL VALLE GRANT IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF A 4.023 ACRE TRACT AS DESCRIBED IN A DEED DATED OCTOBER 8, 2004, TO BRE/ESA P. PORTFOLIO TXNC PROPERTIES L.P. IN DOCUMENT NO. 2004215769 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

COMMENCING, at a ½" iron rod found on the northerly right-of-way line of Riverside Drive, (width varies) at it's intersection with the westerly right of way line of Manlove Street (50 feet wide).

THENCE, N47°47'22"W, with the northerly right-of-way line of said Riverside Drive, a distance of 52.23 feet to a ½" iron rod with yellow plastic cap stamped "CFE" set, for a point of curvature to the left;

THENCE, with said curve to the left having a radius of 443.16 feet, a central angle of 18°17'31", an arc distance of 141.48 feet, whose chord bears N77°31'10"W, a distance of 140.88 feet to a ½" iron rod with yellow plastic cap stamped "CFE" set;

THENCE N86°35'55"W, a distance of 55.38 feet to the POINT OF BEGINNING of the herein described tract of land;

THENCE, continuing with said northerly right of way line the following four (4) courses and distances:

1. N86°35'55"W, a distance of 28.50 feet a ½" iron rod with yellow plastic cap stamped "CFE" set,
2. N63°19'06"W, a distance of 83.78 feet to a square bolt found,
3. N42°09'43"W, a distance of 79.52 feet to a punch hole found in concrete, and
4. N29°35'08"W, a distance of 54.98 feet to a punch hole found in concrete from which a Texas Department of Transportation Type II monument found bears, S16°21'03"W, a distance of 0.61 feet, to the easterly right of way line of Interstate Highway No. 35;

THENCE, with the easterly right of way line of Interstate Highway No. 35 as described in said Volume 6585, Page 340, the following three (3) courses and distances;

1. N05°54'21"W, a distance of 79.52 feet to a calculated point, at the time of this survey under waters of Harpers Branch,
2. N21°55'35"W, a distance of 44.00 feet to a calculated point at the time of this survey under waters of Harpers Branch, and
3. N17°21'04"W, a distance of 140.88 feet to a Texas Department of Transportation Type II monument found;

THENCE, N09°02'24"E, with said easterly right of way line of Interstate Highway No. 35 as shown on Texas Department of Transportation strip map Account No. 9014-5-17, a distance of 8.95 feet to a calculated point and being the northwest corner of the herein described tract;

THENCE, crossing said 4.023-acre tract the following eight (8) courses and distances:

0.843 Acre

Exhibit A

PD06-020 (pcs)
March 8, 2006
CFE Job No. 2092.001

Zoning Description

1. S 59°09'43" E, a distance of 74.78 feet;
2. S 65°42'20" E, a distance of 23.00 feet;
3. S 09°56'36" W, a distance of 92.95 feet;
4. S 23°17'35" E, a distance of 55.21 feet;
5. S 73°49'08" E, a distance of 194.98 feet;
6. S 16°51'48" W, a distance of 16.69 feet;
7. S 26°12'52" W, a distance of 97.14 feet;
8. S 16°45'09" E, a distance of 64.61 feet to the **POINT OF BEGINNING** and containing 0.843-ACRE of land, more or less.

Property Description prepared by:
CFE, L.P.
400 Bowie St, Suite 250
Austin, Texas 78703



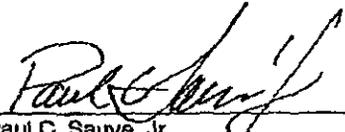

Paul C. Sauve, Jr.
Registered Professional Land Surveyor
No. 2518 - State of Texas
3-8-06
Date

Exhibit B

4.020 Ac Save & Except 4 tracts
Star Riverside
Zoning Descriptions

PD06-061 (pcs)
May 25, 2006
Job No. 2089.001

DESCRIPTION OF A 4.020 ACRE TRACT OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT IN TRAVIS COUNTY, TEXAS. BEING ALL OF RESERVE 1, RESERVE 2, LOTS 8 THROUGH 14, AND BEING A PORTION OF EDGECLIFF STREET AS VACATED IN VOLUME 2306, PAGE 266 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, BEING PORTIONS LOTS 15 THROUGH 21 ALL OUT OF THE COLORADO RIVER PARK ADDITION, A SUBDIVISION IN THE CITY OF AUSTIN, AS RECORDED IN BOOK 3, PAGE 98 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING THAT CERTAIN 1.306 ACRE TRACT OF LAND CONVEYED TO O. D. HARRISON AND CECIL WARREN, DBA GONDOLIER MOTOR HOTEL BY THE CITY OF AUSTIN IN VOLUME 3419, PAGE 2233 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAVE AND EXCEPT A 0.0323 ACRE TRACT AND A 0.1172 ACRE TRACT CONVEYED TO TEXAS DEPARTMENT OF TRANSPORTATION IN VOLUME 6585, PAGE 340 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID 4.020 ACRE TRACT OF LAND BEING THE SAME 4.023 ACRE TRACT AS DESCRIBED IN A DEED DATED OCTOBER 8, 2004, TO BRE/ESA P. PORTFOLIO TXNC PROPERTIES L.P. IN DOCUMENT NO. 2004216769 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING, at a ½" iron rod found on the north right-of-way line of Riverside Drive, having a varied right-of-way width at this point, being a point on the west line of a 10 foot strip of land off the east line of said Lot 21, of the Colorado River Park Addition, and retained by the City of Austin as described in Volume 1594, Page 417 of the Deed Records of Travis County, Texas, same being the most southeast corner of the herein described tract;

THENCE, N47°47'22"W, with the north right-of-way line of said Riverside Drive, and south line of the remainder of said Lot 21, of the Colorado River Park Addition, a distance of 52.23 feet to a ½" iron rod with yellow plastic cap stamped "CFE" set, and for the southeast corner of said 1.306 acre tract, and a point of curvature to the left;

THENCE, with the north right-of-way line of said Riverside Drive, and the south line of said 1.306 acre tract, the following five (5) courses and distances;

1. with said curve to the left having a radius of 443.16 feet, central angle of 18°17'31", an arc distance of 141.48 feet, whose chord bears N77°31'10"W, a distance of 140.88 feet to a ½" iron rod with yellow plastic cap stamped "CFE" set;
2. N86°35'55"W, a distance of 83.88 feet to a ½" iron rod with yellow plastic cap stamped "CFE" set;
3. N63°19'06"W, a distance of 83.78 feet to a square bolt found,
4. N42°09'42"W, a distance of 79.51 feet to a punch hole found in concrete, and
5. N29°35'08"W, a distance of 54.98 feet to a punch hole found in concrete from which a Texas Department of Transportation Type II monument found bears, S16°21'03"W, a distance of 0.61 feet;

THENCE, continuing with the east line of said 1.306 acre tract, and the west line of Interstate Highway No. 35 as described in said Volume 6585, Page 340, the following three (3) courses

Exhibit B

4.020 Ac Save & Except 4 tracts
Star Riverside
Zoning Descriptions

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and distances;

1. N05°54'21"W, a distance of 79.52 feet to a calculated point, at the time of this survey under waters of Harpers Branch,
2. N21°55'35"W, a distance of 44.00 feet to a calculated point at the time of this survey under waters of Harpers Branch, and
3. N17°21'04"W, a distance of 140.98 feet to a Texas Department of Transportation Type II monument found;

THENCE, N09°02'24"E, with said west line of Interstate Highway No. 35 as shown on Texas Department of Transportation strip map Account No. 9014-5-17, a distance of 83.23 feet to a ½" iron rod found near the south bank of Town Lake (Colorado River) for the northwest corner of the herein described tract;

THENCE, along the north line of said 4.023 acre tract, the following five (5) courses and distances;

1. S73°41'36"E, a distance of 112.22 feet to a mag nail set in wood pier,
2. S65°19'12"E, a distance of 177.95 feet to a ½" iron rod with yellow plastic cap stamped "CFE" set,
3. S87°27'18"E, a distance of 68.12 feet to a calculated point under waters of Town Lake,
4. S62°52'17"E, a distance of 117.90 feet to a calculated point near the south bank of Town Lake, and
5. S66°42'43"E, a distance of 119.64 feet to a calculated point for the northeast corner of said Lot 8, Colorado River Park Addition, being the northwest corner of Lot A, The Phil Miller Addition, a subdivision in the City of Austin recorded in Book 67, Page 97 of the Plat Records of Travis County, Texas, for the northeast corner of the herein described tract;

THENCE, along the northwestern line of said Lot A, The Phil Miller Addition, the following two (2) courses and distances;

1. S34°47'50"W, at 52.08 feet to a 1" iron pipe found, continuing said course a total distance of 204.44 feet to a ½" iron rod found for an angle point in said Lot A, on the vacated north right-of-way line of said Edgecliff Street, and
2. S23°02'19"W, at 38.74 feet to an iron rod with cap stamped "Grant 1919" found, continuing a total distance of 40.00 feet to the vacated south right-of-way line of said Edgecliff Street, to a ½" iron rod with yellow plastic cap stamped "CFE" set for the interior ell corner of the herein described tract;

THENCE, S66°55'26"E, along the south line of said Lot A, a distance of 91.26 feet to a ½" iron rod with yellow plastic cap stamped "CFE" set for the east corner of the herein described tract;

THENCE, S19°04'34"W, with the said 10 foot strip of land off the east line of said Lot 21, of the Colorado River Park Addition, a distance of 107.09 feet **POINT OF BEGINNING** and containing 4.020 acres of land, more or less.

SAVE AND EXCEPT the following four (4) tracts of land:

Exhibit B

4.020 Ac Save & Except 4 tracts
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TRACT ONE

DESCRIPTION OF A 0.843-ACRE TRACT OF LAND LOCATED IN THE SANTIAGO DEL VALLE GRANT IN TRAVIS COUNTY, TEXAS. AND BEING A PORTION OF A 4.023 ACRE TRACT AS DESCRIBED IN A DEED DATED OCTOBER 8, 2004, TO BRE/ESA P. PORTFOLIO TXNC PROPERTIES L.P. IN DOCUMENT NO. 2004215769 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

COMMENCING, at a ½" iron rod found on the northerly right-of-way line of Riverside Drive, (width varies) at it's intersection with the westerly right of way line of Manlove Street (50 feet wide).

THENCE, N47°47'22"W, with the northerly right-of-way line of said Riverside Drive, a distance of 52.23 feet to a ½" iron rod with yellow plastic cap stamped "CFE" set, for a point of curvature to the left;

THENCE, with said curve to the left having a radius of 443.16 feet, a central angle of 18°17'31", an arc distance of 141.48 feet, whose chord bears N77°31'10"W, a distance of 140.88 feet to a ½" iron rod with yellow plastic cap stamped "CFE" set;

THENCE N86°35'55"W, a distance of 55.38 feet to the **POINT OF BEGINNING** of the herein described tract of land;

THENCE, continuing with said northerly right of way line the following four (4) courses and distances:

6. N86°35'55"W, a distance of 28.50 feet a ½" Iron rod with yellow plastic cap stamped "CFE" set,
7. N63°19'06"W, a distance of 83.78 feet to a square bolt found,
8. N42°09'43"W, a distance of 79.52 feet to a punch hole found in concrete, and
9. N29°35'08"W, a distance of 54.88 feet to a punch hole found in concrete from which a Texas Department of Transportation Type II monument found bears, S16°21'03"W, a distance of 0.61 feet, to the easterly right of way line of Interstate Highway No. 35;

THENCE, with the easterly right of way line of Interstate Highway No. 35 as described in said Volume 6585, Page 340, the following three (3) courses and distances;

1. N05°54'21"W, a distance of 79.52 feet to a calculated point, at the time of this survey under waters of Harpers Branch,
2. N21°55'35"W, a distance of 44.00 feet to a calculated point at the time of this survey under waters of Harpers Branch, and
3. N17°21'04"W, a distance of 140.98 feet to a Texas Department of Transportation Type II monument found;

THENCE, N09°02'24"E, with said easterly right of way line of Interstate Highway No. 35 as shown on Texas Department of Transportation strip map Account No. 9014-5-17, a distance of 8.95 feet to a calculated point and being the northwest corner of the herein described tract;

Exhibit B

4.020 Ac Save & Except 4 tracts
Star Riverside
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THENCE, crossing said 4.023-acre tract the following eight (8) courses and distances:

1. S 59°09'43" E, a distance of 74.78 feet;
2. S 65°42'20" E, a distance of: 23.00 feet;
3. S 09°56'36" W, a distance of 92.95 feet;
4. S 23°17'35" E, a distance of 55.21 feet;
5. S 73°49'08" E, a distance of 194.98 feet;
6. S 16°51'48" W, a distance of 16.69 feet;
7. S 26°12'52" W, a distance of 97.14 feet;
8. S 16°45'09" E, a distance of 64.61 feet to the **POINT OF BEGINNING** and containing 0.843-ACRE of land, more or less.

TRACT TWO

DESCRIPTION OF APPROXIMATELY 2270 SQUARE FEET OF LAND OUT OF AND A PART OF LOTS 9, 10 AND 11, COLORADO RIVER PARK, LOCALLY KNOWN AS THE REAR OF 1001 SOUTH INTERREGIONAL HIGHWAY, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED FROM RECORD INFORMATION AS FOLLOWS:

STARTING at an iron stake on Northeast corner of Lot 8 which is listed in Travis County Map Records, Book 3, Page 98 resubdivided June, 1924. This includes Lots 8 thru 16 and Lots 17 thru 21, Colorado Park Addition.

STARTING at the iron stake on Northeast corner of Lot 8, South on property line 11'-6" to an iron stake then North 81° West 120', then North 9° East 36' 1 ¼", then North 81° West 63', then South 9° West 36' 1 ¼", then South 81° East to place of beginning. Locally known as the rear of 1001 South Interregional Highway, in the City of Austin, Travis County, Texas.

TRACT THREE

DESCRIPTION OF A 0.866-ACRE TRACT OF LAND LOCATED IN THE SANTIAGO DEL VALLE GRANT IN TRAVIS COUNTY, TEXAS. AND BEING A PORTION OF A 4.023 ACRE TRACT AS DESCRIBED IN A DEED DATED OCTOBER 8, 2004, TO BRE/ESA P. PORTFOLIO TXNC PROPERTIES L.P. IN DOCUMENT NO. 2004215789 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING, at a ½" iron rod found on the northerly right-of-way line of Riverside Drive, (width varies) at it's intersection with the westerly right of way line of Manlove Street (50 feet wide).

THENCE, N47°47'22"W, with the northerly right-of-way line of said Riverside Drive, a distance of 52.23 feet to a ½" iron rod with yellow plastic cap stamped "CFE" set, for a point of curvature to the left;

THENCE, with said curve to the left having a radius of 443.16 feet, a central angle of

Exhibit B

4.020 Ac Save & Except 4 tracts
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18°17'31", an arc distance of 141.48 feet, whose chord bears N77°31'10"W, a distance of 140.88 feet to a ½" iron rod with yellow plastic cap stamped "CFE" set;

THENCE N86°35'55"W, a distance of 55.38 feet to a calculated point and being southwest corner of the herein described tract of land;

THENCE, leaving said northerly right of way line and crossing said 4.023-acre tract the following three (3) courses and distances:

9. N 16°45'09" W a distance of 64.61 feet,
10. N 26°12'52" E a distance of 84.85 feet,
11. S 66°53'42" E a distance of 177.95 feet to a ½" Iron rod with yellow plastic cap stamped "CFE" set for an angle point of the herein described tract,.

THENCE, S66°55'26"E, a distance of 91.26 feet to a ½" iron rod with yellow plastic cap stamped "CFE" set for the east corner of the herein described tract and being on the westerly right of way line of said Manlove Street;

THENCE, S19°04'34"W, with said westerly right of way line, a distance of 107.09 feet to the POINT OF BEGINNING and containing 0.666-acres of land, more or less.

TRACT 4

DESCRIPTION OF A 0.109-ACRE TRACT OF LAND LOCATED IN THE SANTIAGO DEL VALLE GRANT IN TRAVIS COUNTY, TEXAS. AND BEING A PORTION OF A 4.023 ACRE TRACT AS DESCRIBED IN A DEED DATED OCTOBER 8, 2004, TO BRE/ESA P. PORTFOLIO TXNC PROPERTIES L.P. IN DOCUMENT NO. 2004215769 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

COMMENCING, at a ½-inch iron rod found on the east right-of-way line of Interstate Highway No. 35 as shown on Texas Department of Transportation strip map Account No. 9014-5-17, for the northwest corner of said 4.023 acre tract;

THENCE, S 09° 02' 24" W, with said easterly right of way line of Interstate Highway No. 35, a distance of 74.28 feet to a calculated point;

THENCE, over and across said 4.023 acre tract, the following three (3) courses and distances:

12. S 59° 09' 43" E, a distance of 74.78 feet,
13. S 65° 42' 20" E, a distance of: 23.00 feet, and
14. S 09° 56' 36" W, a distance of 60.45 feet to a calculated point for the northwest corner and POINT OF BEGINNING of the tract described herein;

Exhibit B

4.020 Ac Save & Except 4 tracts
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THENCE, continuing across said 4.023 acre tract, the following four (4) courses and distances:

1. S 47° 32' 02" E, a distance of 169.19 feet;
2. N 73° 49' 08" W, a distance of 113.07 feet;
3. N 23° 17' 35" W, a distance of 55.21 feet;
4. N 09° 56' 36" E, a distance of 32.50 feet to the **POINT OF BEGINNING** and containing 0.109-acre of land, more or less.

I hereby state that the above description is true and correct to the best of my knowledge and belief.

CFE, L.P.
400 Bowie St., Suite 250
Austin, Texas 78703




Paul C. Sauve, Jr.
Registered Professional Land Surveyor
No. 2518 State of Texas

0.666 Acre

Zoning Description

PD06-020 (pcs)
March 8, 2006
CFE Job No. 2092.001

Exhibit C

PROPERTY DESCRIPTION

DESCRIPTION OF A 0.666-ACRE TRACT OF LAND LOCATED IN THE SANTIAGO DEL VALLE GRANT IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF A 4.023 ACRE TRACT AS DESCRIBED IN A DEED DATED OCTOBER 8, 2004, TO BRE/ESA P. PORTFOLIO TXNC PROPERTIES L.P. IN DOCUMENT NO. 2004215769 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING, at a 1/2" iron rod found on the northerly right-of-way line of Riverside Drive, (width varies) at it's intersection with the westerly right of way line of Manlove Street (50 feet wide).

THENCE, N47°47'22"W, with the northerly right-of-way line of said Riverside Drive, a distance of 52.23 feet to a 1/2" iron rod with yellow plastic cap stamped "CFE" set, for a point of curvature to the left;

THENCE, with said curve to the left having a radius of 443.16 feet, a central angle of 18°17'31", an arc distance of 141.48 feet, whose chord bears N77°31'10"W, a distance of 140.88 feet to a 1/2" iron rod with yellow plastic cap stamped "CFE" set;

THENCE N86°35'55"W, a distance of 55.38 feet to a calculated point and being southwest corner of the herein described tract of land;

THENCE, leaving said northerly right of way line and crossing said 4.023-acre tract the following three (3) courses and distances:

1. N 16°45'09" W a distance of 64.61 feet,
2. N 26°12'52" E a distance of 84.85 feet,
3. S 66°53'42" E a distance of 177.95 feet to a 1/2" iron rod with yellow plastic cap stamped "CFE" set for an angle point of the herein described tract,

THENCE, S66°55'26"E, a distance of 91.26 feet to a 1/2" iron rod with yellow plastic cap stamped "CFE" set for the east corner of the herein described tract and being on the westerly right of way line of said Manlove Street;

THENCE, S19°04'34"W, with said westerly right of way line, a distance of 107.09 feet to the POINT OF BEGINNING and containing 0.666-acres of land, more or less.

Property Description prepared by:
CFE, L.P.
400 Bowle St, Suite 250
Austin, Texas 78703



Paul C. Sauve, Jr.
 Paul C. Sauve, Jr.
 Registered Professional Land Surveyor
 No. 2518 - State of Texas

3-8-06
 Date

Recorders Memorandum-At the time of recordation this instrument was found to be inadequate for the best reproduction, because of illegibility, carbon or photocopy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

2006 Aug 07 04:18 PM 2006131617

RANEYJ \$64 00

DANA DEBEAUVOIR COUNTY CLERK

TRAVIS COUNTY TEXAS